

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NEC Frederick Rd. & North * ZONING COMMISSIONER
Prospect Avenue *
6504 Frederick Road * OF BALTIMORE COUNTY
1st Election District *
1st Councilmanic District * Case Nos. 94-46-SPH
Eric Polansky, et ux
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the subject property located at 6504 Frederick Road in the Catonsville section of Baltimore County. The Petition is filed by Eric Polansky and Charmie Polansky, his wife, the property owners. The Petitioners seek approval of a modification to the approved site plan in case No. 85-208-XSPH to permit on site parking for 30 automobiles in lieu of the previously permitted 10 automobiles. The relief requested is more particularly shown on Petitioners' Exhibit No. 1, the plan to accompany the Petition for Special Hearing.

Appearing at the public hearing held for this case were the Petitioners/property owners. Also appearing was William Monk, a Land Use and Zoning Consultant. Also present in support of the Petition were neighbors of the subject property, including Dell Johnson and Mr. and Mrs. James H. Bailey. Appearing in opposition to the request were Tom Duffy and Carol A. Brown.

Testimony and evidence presented was that the subject property is located at the corner of North Prospect Avenue and Frederick Road in Catonsville. The site is .23 acres in net area and is zoned B.U.-C.N.S. Presently, the subject lot is improved with an existing service garage building which also serves as an office for a used car sales business.

The building is 1,134 sq. ft. in area. The balance of the lot consists of a macadam parking area and an alley to the rear.

The neighborhood in which the site is located is also of note. The neighborhood is specifically depicted in numerous photographs that were presented at the hearing. Immediately next door to the site on Frederick Road is a grocery store known as "The Store" at 6500 Frederick Road. To the rear (north) of the site are a number of residences which front North Prospect Avenue. To the west of the property, on the same side of Frederick Road but across North Prospect Avenue, is an existing parking lot which serves the grocery store. On the other side of Frederick Road and south of the site are a number of residences and institutional (church) uses.

Further testimony and evidence presented was that the Petitioners purchased the site approximately 3 years ago. Previously, the property was used as a gas station and service garage. All of those who testified, including Tom Duffy and Carol A. Brown who were in opposition, commented favorably on the Polanskys business. Apparently, the site was quite dilapidated and run down at the time of their acquisition. They have made substantial efforts to upgrade the property during the period of their ownership. The photos show that the business thereon is clean and conducted without any detriment to the surrounding locale. The property has been refurbished and upgraded through the Petitioners' efforts. Testimony was also offered that Baltimore County has enhanced the area by the installation of streetscaping along Frederick Road in this section of Catonsville.

As to the zoning history of the property, Petitions for Special Exception and Special Hearing were originally filed under case No. 85-208-XSPH. Within his decision of February 15, 1985, then Zoning Commissioner Arnold Jablon granted the Petitions to allow a service garage and a

limited use car sales operation as an accessory use. Commissioner Jablon's opinion and Order was appealed to the Baltimore County Board of Appeals and was affirmed. Further, certain restrictions were attached to the approval. These included a condition that no more than 10 vehicles may be exhibited (parked) at any one time in connection with the retail used car sales operation, and that no more than 120 retail used cars may be sold per year from this site.

The Petitioners request relief in the instant case and seek a deletion of those two restrictions. In support of this request, Mr. Polansky indicated that his business operation is a neighborhood type business which is of low volume. As to the service garage, two mechanics are employed and service is by appointment only. Further, heavy engine repair type work is not performed. More often, routine maintenance and similar type service work is done on site. Further, the business is open 6 days a week with reduced hours on Saturday.

William Monk also testified and extensively described the surrounding locale. He noted that the site is just inside of the Baltimore Beltway (I-695) and corroborated Mr. Polansky's testimony that the business is a low key operation and is neighborhood oriented. Mr. Monk also observed that 30 cars could easily be accommodated on site in a manner shown on Petitioners' Exhibit No. 1. He further noted that the site plan restricts the used car sales operation to compact cars only, which allows storage of more vehicles than would be the case of vans, trucks and larger motor vehicles sold from the property.

As noted above, several neighbors of the community also appeared in support of the Petition. Also, several petitions were submitted containing the names of many of the residents in the locale who support the Petition. As was noted at the hearing, it is unusual for this type of busi-

ness to be supported within a residential neighborhood. Nonetheless, it appears that the Polanskys have done an admirable job in conducting their business in a fashion appreciated by the neighborhood.

Moreover, the only opposition to the request came from Mr. Duffy and Ms. Brown. Ms. Brown does not live near the subject location but apparently resided nearby at one time. Mr. Duffy owns property across the street. He complained of parking on the street by customers of Mr. Polansky, as well as storage of cars sold from the location on the public right-of-way. He testified that this arrangement aggravates an already bad parking situation in the townhouse community on South Prospect Avenue. As Mr. Duffy noted, parking is already at a premium on that side of Frederick Road and there is no room for cars other than those owned by the residents of that area.

As with all zoning cases, this Petition also was reviewed by the Zoning Plans Advisory Committee (ZAC). The Office of Planning and Zoning commented that they believe the site is too small to accommodate 30 vehicles. In their view, the restriction imposed by Commissioner Jablon and affirmed by the Board of Appeals can be revised, but should be limited to 20 vehicles. Frankly, my initial thought about this case was to adopt the Office of Planning and Zoning's recommendation. However, I am persuaded, based upon the testimony and evidence presented, that the 30 automobile limit is appropriate. I have reached this conclusion based on the overwhelming neighborhood support given the project and the obvious exemplary manner in which this business has been operated. Thus, I shall approve the Petition for Special Hearing and allow parking for 30 automobiles as shown on the site plan marked Exhibit No. 1. Moreover, in order to ensure continued compatibility with the neighborhood, I shall restrict the relief herein granted to these Petitioners only and will also add a requirement

ORDER RECEIVED FOR FILING
Date 9/15/93
By Mr. Monk

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By Mr. Monk

that customers of the Polanskys' business cannot park on the surrounding residential streets, nor may automobiles be stored thereon. That is, the intention of my restriction is to prohibit all parking/traffic activity associated with the site to the four corners of the property only and not permit any traffic spillage into the residential neighborhood.

Moreover, a comment was offered by the Department of Public Works relative to landscaping. In my opinion, the site cannot accommodate additional landscaping due to its small acreage. It is also to be noted that the site was landscaped as part of the revitalization of the this community. The pictures show that plantings and trees have been installed on both the Frederick Road and Prospect Avenue sides of the property. In my view, this landscaping is sufficient and additional landscaping is not warranted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of September, 1993, that, pursuant to the Petition for Special Hearing, approval of a modification to the approved site plan in case No. 85-208-XSPH to permit on site parking for 30 automobiles in lieu of the previously permitted 10 automobiles, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. All customer and employee parking as well as vehicle storage shall be on the subject site and shall not intrude into the residential communities and streets in this vicinity. The Petitioners are further authorized by this Order, if possible, to park and store its vehicles on other commercial lots in the vicinity (i.e., the lot operated by the "The Store") if such arrangements can be made with the property owner(s) of those lots.

3. The relief granted herein is personal to the Petitioners, Eric and Charmie Polansky. If the nature of the business or identity of the owners and operators thereof changes, the relief herein shall be permitted only after the filing of a Petition for Special Hearing and the requisite public hearing for same.

4. All prior terms and conditions contained within the Baltimore County Board of Appeals Order dated June 20, 1985 be and is hereby continued, except as expressly changed herein.

LES:mmm

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 9/15/93
By Mr. Monk

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 15, 1993

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204

RE: Case No. 94-46-SPH
Petition for Special Hearing
Petitioner: Eric Polansky, et ux
Property: 6504 Frederick Road

Dear Mr. Monk:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.

cc: Mr. and Mrs. Eric Polansky, 6504 Frederick Road, 21228
cc: Mr. and Mrs. James H. Bailey, 6507 Frederick Road, 21228

ORDER RECEIVED FOR FILING
Date 9/15/93
By Mr. Monk

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 15, 1993

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William Monk, Inc.
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204

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Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.

cc: Mr. and Mrs. Eric Polansky, 6504 Frederick Road, 21228
cc: Mr. and Mrs. James H. Bailey, 6507 Frederick Road, 21228



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at 6504 Frederick Road

which is presently zoned BL-CNS

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 300.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a modification to the approved site plan in Case # 85-208X to permit on site parking for 30 automobiles in lieu of the previously permitted 10 automobiles.

Property is to be posted and advertised as prescribed by Zoning Regulations 1, or we agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

When do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Eric Polansky

(Type or Print Name)

Signature

Charmie Polansky

(Type or Print Name)

6504 Frederick Road 788-1212

Address

Catonsville MD 21228

City

State

Zipcode

Name

222 Bosley Ave., Ste B-7 494-8931

Address

Towson, MD 21204

City

State

Zipcode

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following date

ALL OTHER

REVIEWED BY: DATE 7-5093

94-46-SPH
ZONING DESCRIPTION
6504 FREDERICK ROAD
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING AT THE POINT FORMED BY THE INTERSECTION OF THE NORTH SIDE OF FREDERICK ROAD, 66 FEET WIDE, AND THE EAST SIDE OF NORTH PROSPECT AVENUE, 50 FEET WIDE, THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES:

- 1) NORTH 72 DEGREES 38 MINUTES EAST, 100.00 FEET
- 2) NORTH 00 DEGREES 05 MINUTES EAST, 90.00 FEET
- 3) NORTH 89 DEGREES 55 MINUTES WEST, 94.00 FEET
- 4) SOUTH 00 DEGREES 05 MINUTES WEST, 125.00 FEET

TO THE POINT OF BEGINNING.

CONTAINING 0.23 ACRES OF LAND MORE OR LESS.

DESCR\FREDCK.ZON



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 1st Date of Posting: 8/13/93
Posted for: Special Hearing
Petitioner: Eric & Charmie Polansky
Location of property: 6504 Frederick Road
Location of Sign: 6504 Frederick Road
Remarks: See & copy of copy of Petition
Posted by: [Signature] Date of return: 8/30/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug 12, 1993
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 12, 1993

THE JEFFERSONIAN,
A. Henricson
LEGAL AD. - TOWSON

receipt
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-01-4150
Date: 7-30-93 Item Number: 48
Eric Polanski
Site: 6504 Frederick Rd.
(21228)
#040 - Special Hearing \$250.00
080 - Sign & Posting 35.00
Total: \$285.00
Please Make Checks Payable To: Baltimore County
Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

AUGUST 5, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204.
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-46-SPH (Item 48)

6504 Frederick Road
NEC Frederick Road and West Prospect Avenue
1st Election District - 1st Councilmanic
Petitioner(s): Eric Polansky and Charmie Polansky
HEARING: FRIDAY, SEPTEMBER 3, 1993 at 2:00 p.m. in Room 118, Old Courthouse, Towson, MD 21204

Special Hearing to approve a modification to the approved site plan in case 885-208-X to permit on-site parking for 30 automobiles in lieu of the previously permitted 10 automobiles.

Call John
Arnold Jablon
Director

cc: Eric and Charmie Polansky
William Monk, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 867-3351.

TO: FUTURE PUBLISHING COMPANY
August 15, 1993 Issue - Jeffersonian

Please forward billing to:

Eric Polansky
6504 Frederick Road
Baltimore, Maryland 21228
410-788-1212

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204.
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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LAURENCE E. SCHWARTZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 867-3351.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 6, 1993

CHANGE OF TIME and/or LOCATION OF HEARING

CASE NUMBER: 94-46-SPH
PROPERTY LOCATION: 6504 Frederick Road
PETITIONER: Eric and Charmie Polansky

THE HEARING DATE OF THE ABOVE CAPTIONED CASE REMAINS THE SAME. THERE IS A CHANGE AS TO THE TIME AND/OR PLACE OF THE HEARING AS FOLLOWS:

TIME OF THE HEARING:

REMAINS AT 2:00 P.M.

LOCATION OF THE HEARING:

HAS BEEN CHANGED TO ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204.

Call John
ARNOLD JABLON
DIRECTOR

cc: Eric and Charmie Polansky
William Monk, Inc.

AJ:ggg

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 23, 1993

Mr. and Mrs. Eric Polansky
6504 Frederick Road
Catonsville, Maryland 21228

RE: Case No. 94-46-SPH, Item No. 48
Petitioner: Eric Polansky, et ux
Petition for Special Hearing

Dear Mr. and Mrs. Polansky:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 30, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 16, 1993
Zoning Administration and Development Management

FROM: Robert W. Bowling, Senior Engineer
Development Plan Review Section

RE: Zoning Advisory Committee Meeting
for August 16, 1993
Item No. 48

The Development Plan Review Section has reviewed the subject zoning item. An adequate onsite maneuvering area is not being provided.

We recommend compliance with the Landscape Manual to the extent possible. Please focus on 1) buffering residence, 2) streetscape in planting area on Frederick Avenue, and 3) street trees in right-of-way of N. Prospect Avenue.

RWB:s



O. James Lighthizer
Secretary
Hal Kassoff
Administrator

8-10-93

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 48 (JJS)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Zoning Advisory Committee DATE: August 6, 1993
FROM: Captain Jerry Pfeifer
SUBJECT: August 16, 1993 Meeting

- #40 No Comments
#41 No Comments
#42 No Comments
#43 No Comments
#44 Fence shall be equipped with gates that are a minimum of 32" in width, in order to allow egress from fenced area.
#45 Buildings shall comply with the 1991 Life Safety Code and shall be equipped with hard-wired smoke detectors.
#47 Townhouses for which the initial building permits were applied after July 1, 1992 are required by State Law to be sprinklered.
A fire hydrant is required at Blackfoot Ct. and Pawnee Rd. and Blackfoot Ct. and Road A.
#48 No Comments
#49 It is recommended that the driveway be a minimum of 12'.

JP/dmc

RECEIVED
AUG 11 1993
ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 30, 1993

Mr. and Mrs. Eric Polanski
6504 Frederick Road
Catonsville, Maryland 21228

RE: Case No. 94-46-SPH
Item 48
6504 Frederick Road

Dear Mr. and Mrs. Polanski:

Enclosed are copies of the Office of Planning and Zoning comments received on August 30, 1993 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Very truly yours,

Charlotte Minton
Charlotte Minton

Enclosure

c: William Monk, Inc.

Printed with Soy-based Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: August 17, 1993

SUBJECT: 6504 Frederick Road

INFORMATION:

Item Number: 48

Petitioner: Eric Polanski

Property Size:

Zoning: B.L.-C.N.S.

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The site is within the Paradise-East Catonsville Enhancement Study area. The study was adopted by the Baltimore County Council as a revitalization plan on October 4, 1982 (Bill No. 152-82). When Case #85-208X was originally heard, the Planning Office recommended denial based on the contention that a service garage and associated used car lot was not an appropriate use in a designated revitalization area. This office also stated that the use was inconsistent with one of the plans goals which was to improve the aesthetics of the area.

Since 1985, Paradise Motors has changed ownership. The new owners have renovated the site and maintain a clean, well run business that appears to serve the automotive needs of the community.

It is the opinion of the Planning Office that the site is too small to accommodate 30 automobiles. This office does believe, however, that the approved 1985 site plan could be amended to accommodate 20 automobiles without negatively impacting the Paradise revitalization effort or the health, safety and welfare of the community.

Prepared by:

Division Chief:

PK/JLW

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 20, 1993

Mr. William P. Monk
William Monk, Inc.
Court House Commons
222 Bosley Avenue - Suite B-7
Towson, MD 21204

Subject: Limited Exemption Approval
Frederick Road, No. 6504 - 1C7
DRC No. 8163P

Dear Mr. Monk:

On August 16, 1993, the Development Review Committee reviewed the plan submitted on the above referenced project and determined it to be a Limited Exemption under Section 26-171(a) of the Baltimore County Development Regulations. This exempts your development from Division 2 of these regulations; however, compliance with Divisions 3, 4 and 5 is still required, as is compliance with all applicable zoning regulations.

Please be advised that additional requirements may need to be fulfilled prior to approval of a building permit. You may contact Environmental Impact Review of the Baltimore County Department of Environmental Protection and Resource Management (DEPRM) at 887-2980 for details.

Accordingly, you may apply for a building permit with the Department of Permits and Licenses, in the County Office Building, Room 100, 111 West Chesapeake Avenue, Towson, MD. A copy of this Limited Exemption Approval letter should be presented when making application.

If you have any questions, please feel free to call me at 410-887-3353.

Respectfully,

Donald T. Rascoe
Donald T. Rascoe, Manager
Development Management

DTR:KAK:gg1
c: DEPRM/GWM - Att: Larry Pilson, Chief
OPZ - Att: Carolyn Beatty - M.S. 3402
FREDERICK/TXTGGL

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Case No.: _____ Item No.: 48

Petitioner: ERIC POLANSKY

LOCATION: 6504 FREDERICK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ERIC POLANSKY

ADDRESS: 6504 FREDERICK ROAD

BALTIMORE MD 21228

PHONE NUMBER: 410-788-1212

AJ:ggg
(Revised 3/29/93)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NE/C Frederick Rd. & North : OF BALTIMORE COUNTY
Prospect Ave. (6504 Frederick :
Rd.), 1st Election District : Case No. 94-46-SPH
1st Councilmanic District :
ERIC POLANSKY & CHARMIE :
POLANSKY, Petitioners :
: : : :
: : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 20th day of August, 1993, a copy of the foregoing Entry of Appearance was mailed to Eric & Charmie Polansky, 6504 Frederick Rd., Catonsville, MD 21228, Petitioners; and William Monk, Inc., 222 Bosley Ave., Ste. B-7, Towson, MD 21204, which requested notification.

RECEIVED
AUG 23 1993

ZADM

ZONING ADVISORY COMMITTEE
MEETING OF AUGUST 9, 1993
PAGE 4

Item Number: 48 (JJS)
Legal Owner: Eric Polanski & Charmie Polanski
Contract Purchaser: N/A
Critical Area? N/A
Location: NEC Frederick Road and North Prospect Avenue (#6504 Frederick Road)
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Hearing to approve a modification to the approved site plan in case #85-208-X to permit on-site parking for 30 automobiles in lieu of the previously permitted 10 automobiles.
Area: .33 (+/-) acres
District: 1st Election District
1st Councilmanic District

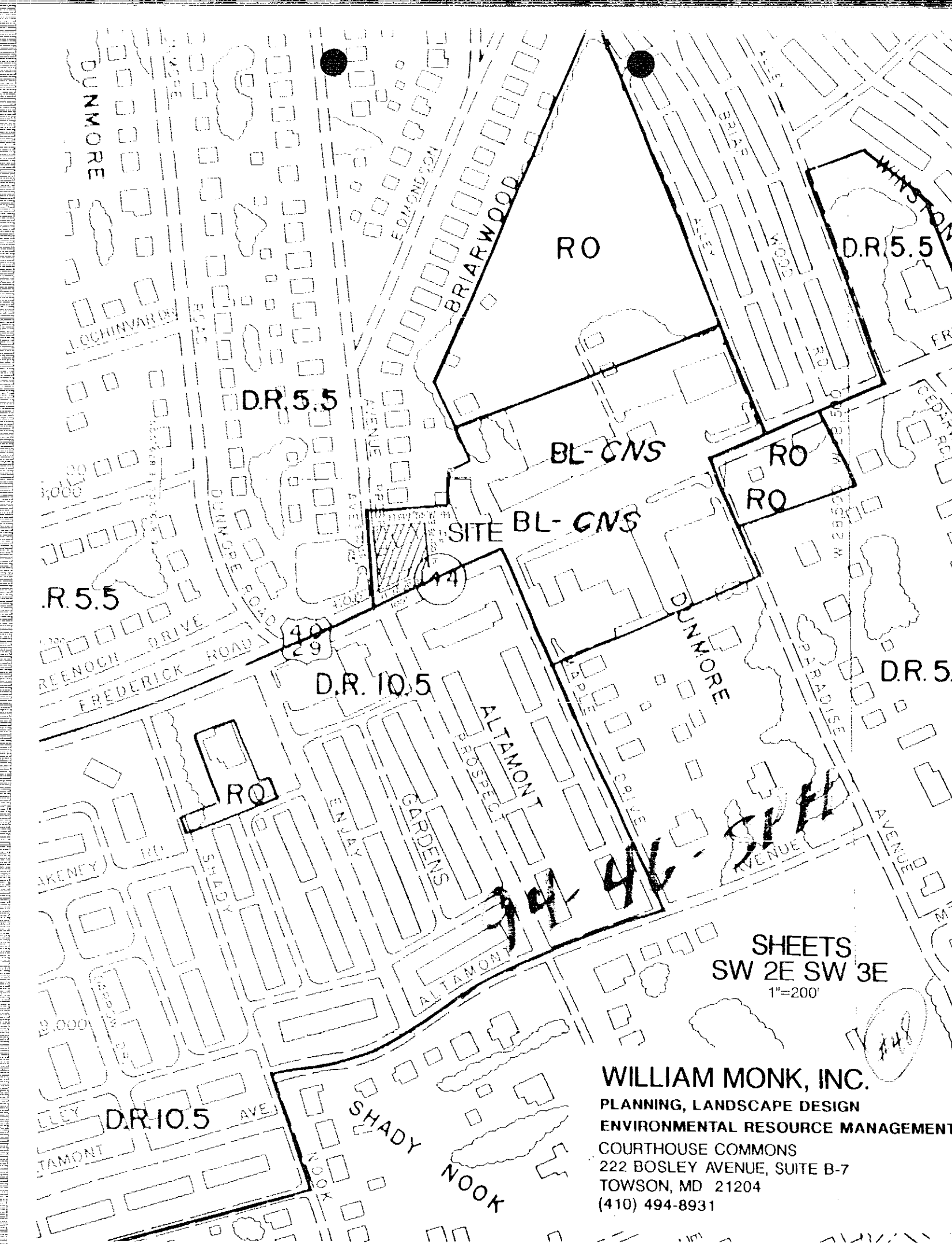
Item Number: 49 (JRF)
Legal Owner: Henry T. Dawes & Eleanor F. Dawes
Contract Purchaser: N/A
Critical Area? N/A
Location: E/S private road and Chippendale Road, 367' N of centerline Chippendale cul de sac (#1406 Chippendale Road)
Existing Zoning: R.C.-5
Proposed Zoning: Special Hearing to approve the first amendment, 7/23/93, partial development plan of plat two, section two, lot 12-D, Ridgemont West.
Area: 1.234 acres
District: 8th Election District
3rd Councilmanic District

Printed with Soy-based Ink
on Recycled Paper

Printed with Soy-based Ink
on Recycled Paper

Printed with Soy-based Ink
on Recycled Paper

1000 = 10^3



PETITIONER'S EXHIBIT NO. 22

PARADISE — EAST CATONSVILLE ENHANCEMENT STUDY
ADOPTED JULY 15, 1982
BALTIMORE COUNTY PLANNING BOARD
BALTIMORE COUNTY, MARYLAND

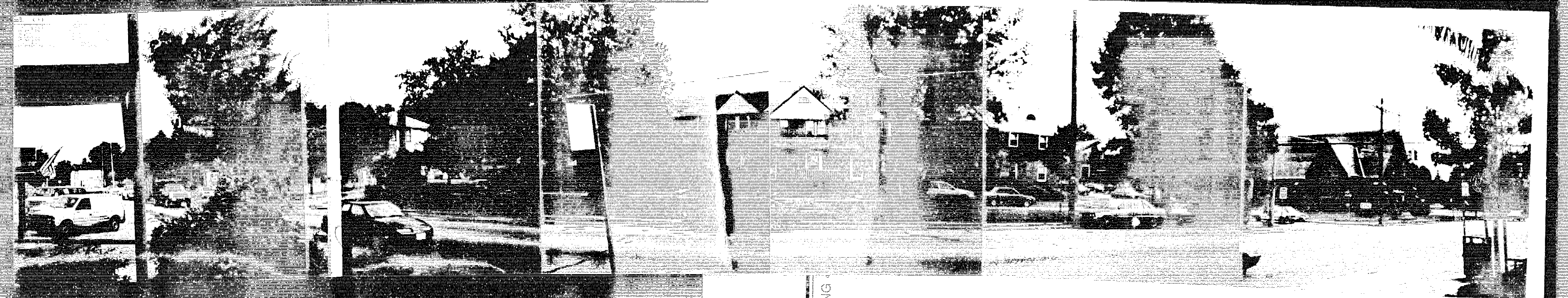
OFFICE OF PLANNING AND ZONING

WILLIAM MONK, INC.
Land Use Planning • Environmental Planning • Zoning

222 Bosley Avenue, Suite B-7
Towson, Maryland 21204-4300

VIEW LOOKING NORTHEAST FROM INTERSECTION OF
FREDERICK ROAD AND PARADISE AVENUE

PETITIONER'S EXHIBIT NO. 22A



WILLIAM MONK, INC.
Land Use Planning • Environmental Planning • Zoning

222 Bosley Avenue, Suite B-7
Towson, Maryland 21204-4300

LANDSCAPING IMPROVEMENTS

PETITIONER'S EXHIBIT NO. 23

WILLIAM MONK, INC.
Land Use Planning • Environmental Planning

VIEW LOOKING NORTH TOWARDS SITE

PETITIONER'S EXHIBIT NO. 23D

WILLIAM MONK, INC.
Land Use Planning • Environmental Planning

180 DEGREE PANORAMIC VIEW FROM SITE
LOOKING EAST - SOUTH - WEST

PETITIONER'S EXHIBIT NO. 24


LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.
Countryside Commons
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204-4300

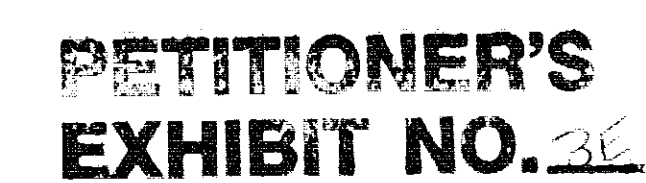


EXHIBIT NO. 3F

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

 **WILLIAM MONK, INC.**
Courthouse Commons
222 Hesley Avenue, Suite B-7
Towson, Maryland 21204 4300

**ADJACENT LAND USE - PARKING LOT TO
WEST ACROSS PARADISE AVENUE**



**PETITIONER'S
EXHIBIT NO. 3E**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.
 Countryside Commons
 222 Bosley Avenue, Suite B-7
 Towson, Maryland 21204-4300

ADJACENT LAND USE

DWELLING TO NORTH

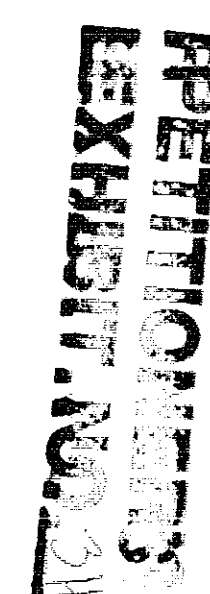


EXHIBIT NO. 35

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.
Courthouse Commons
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204-4300

PARADISE AVENUE - VIEW LOOKING SOUTHEAST TOWARDS SITE



VIEW LOOKING NORTH

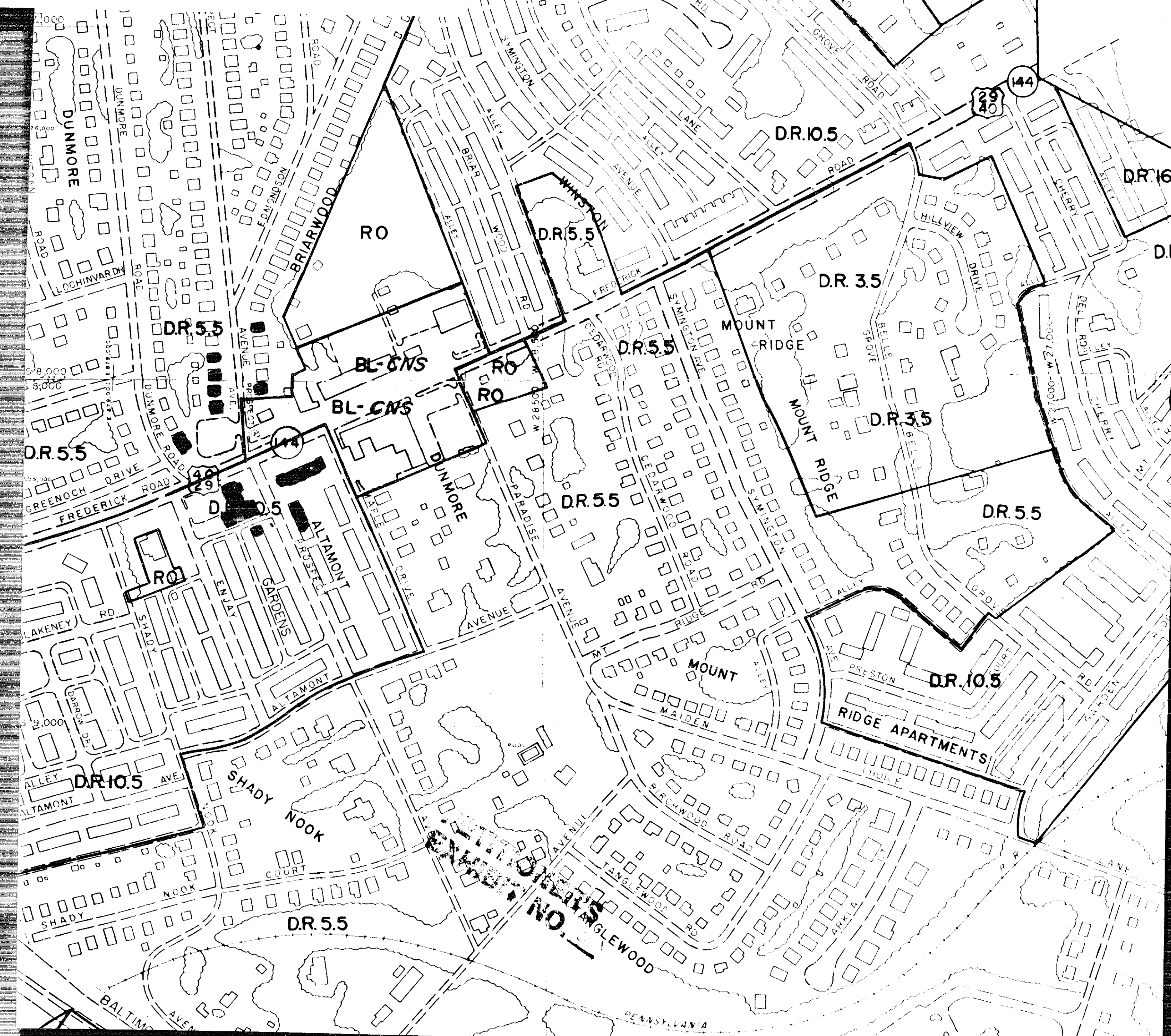
LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

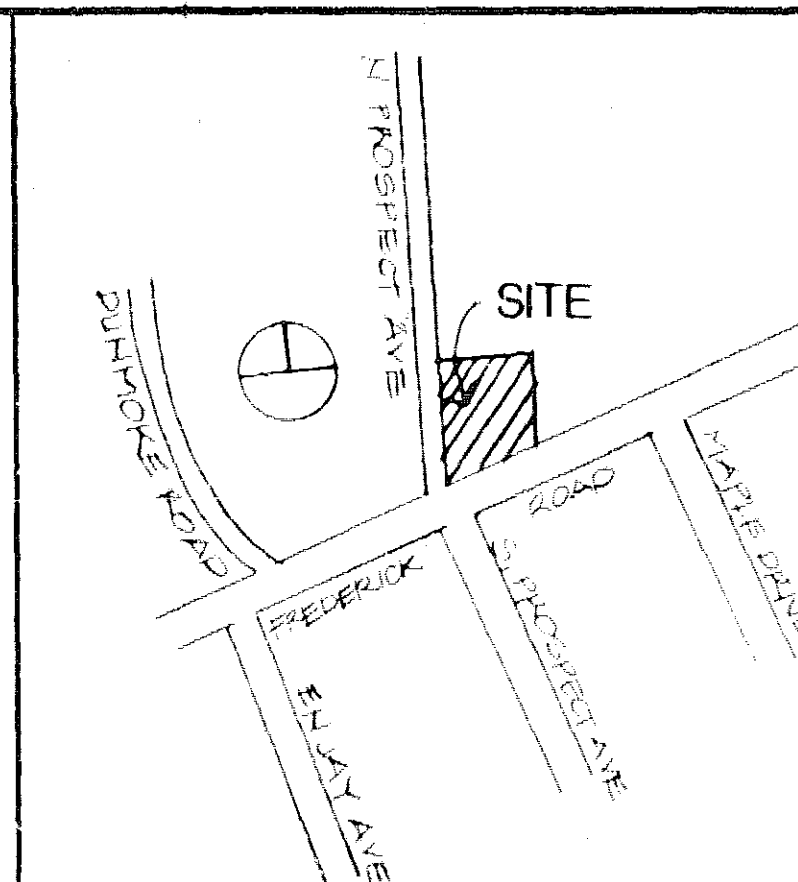
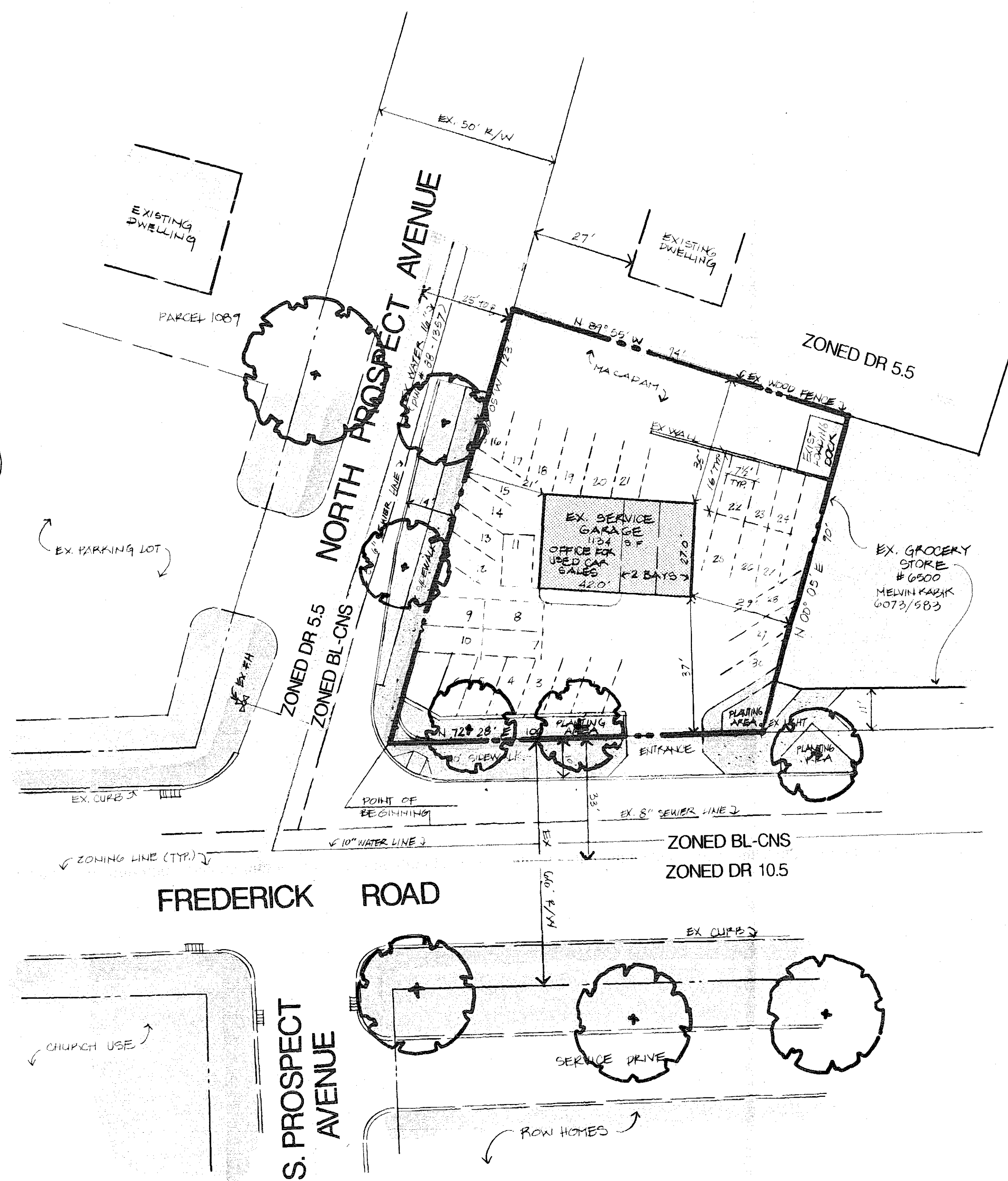
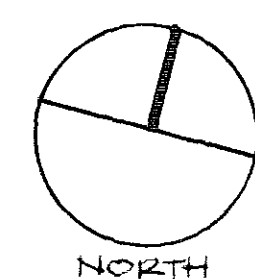
WILLIAM MONK, INC.
Courthouse Commons
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204-4300

FREDERICK ROAD



PETITIONER'S
 EXHIBIT NO. 31





VICINITY MAP 1"=200'

NOTES:

- 1) ZONING:
EXISTING - BL-CNS
PROPOSED - BL-CNS
- 2) LOT AREA:
NET = .23 ACRES (1/-) 10,018 SQ. FT. (1/-)
GROSS = 0.37 (1/-)
- 3) EXISTING USE: AUTOMOTIVE SERVICE GARAGE AND USED CAR SALES
- 4) PROPOSED USE: NO CHANGE
- 5) BUILDING SETBACKS: NOT APPLICABLE - NO CHANGES, ALTERATIONS OR RESTRUCTURES OF THE BUILDING ARE PROPOSED.
- 6) BUILDING AREA: 1,134 SQ. FT. (27' X 42')
- 7) PARKING:
REQUIRED - SERVICE GARAGES 3.3/1000 = 3.7 = 4
USED CAR SALES: 1
TOTAL: 5
* PROVIDED - 2 SERVICE BAYS + 30 SPACES FOR OUTDOOR DISPLAY
* ALL DISPLAY SPACES ARE 7.5' WIDE BY 16' DEEP. THE USED CAR SALES IS LIMITED TO COMPACT CARS ONLY.
- 8) UTILITIES:
SEWER - PUBLIC
WATER - PUBLIC
- 9) SPECIAL HEARING: TO APPROVE A MODIFICATION TO THE APPROVED SITE PLAN IN CASE # 89-200X TO PERMIT ON-SITE PARKING FOR 30 AUTOMOBILES IN LIEU OF THE PREVIOUSLY PERMITTED 10 AUTOMOBILES.
- 10) VARIANCE: NONE
- 11) SPECIAL EXCEPTION: NONE
- 12) PLANNING DISTRICT: 1
- 13) COUNCILMANIC DISTRICT: 1
- 14) CENSUS TRACT: 4006
- 15) WATERSEWER: 25
- 16) SUBSEWERED: 71
- 17) DEED REFERENCE: 8874/825
- 18) PROPERTY ACCOUNT NO.: 0113200427
- 19) TAX MAP 101, GRID 3, PARCEL 118
- 20) FLOOR AREA RATIO:
MAXIMUM PERMITTED: 3.0
PROPOSED: 0.11
- 21) HEIGHT OF BUILDING: 1
- 22) MASS TRANSIT ADJUSTMENT: N/A
- 23) NO CRITICAL AREAS EXIST ON SITE.
- 24) HAZARDOUS MATERIALS ARE NOT STORED ON SITE.
- 25) AMENITY OPEN SPACE: N/A
- 26) SIGNS: NO FREE STANDING SIGNS ARE PART OF THIS APPLICATION.
- 27) PREVIOUS COMMERCIAL PERMIT: # 1109-85
- 28) PREVIOUS ZONING HEARINGS: A SPECIAL EXCEPTION WAS APPROVED FOR A SERVICE GARAGE (2 BAY) AND TO PERMIT USED CAR SALES (ON-SITE) FOR DISPLAY OF 10 AUTOMOBILES, APPROVED 2/15/85 BY BALTIMORE COUNTY BOARD OF APPEALS.

65041RSD,NOT

PETITIONER'S
EXHIBIT NO. 1

PROPERTY OUTLINE BASED ON PLAN
PREPARED BY HUPKINS ASSOCIATES, INC.
DATED MARCH 13, 1985.

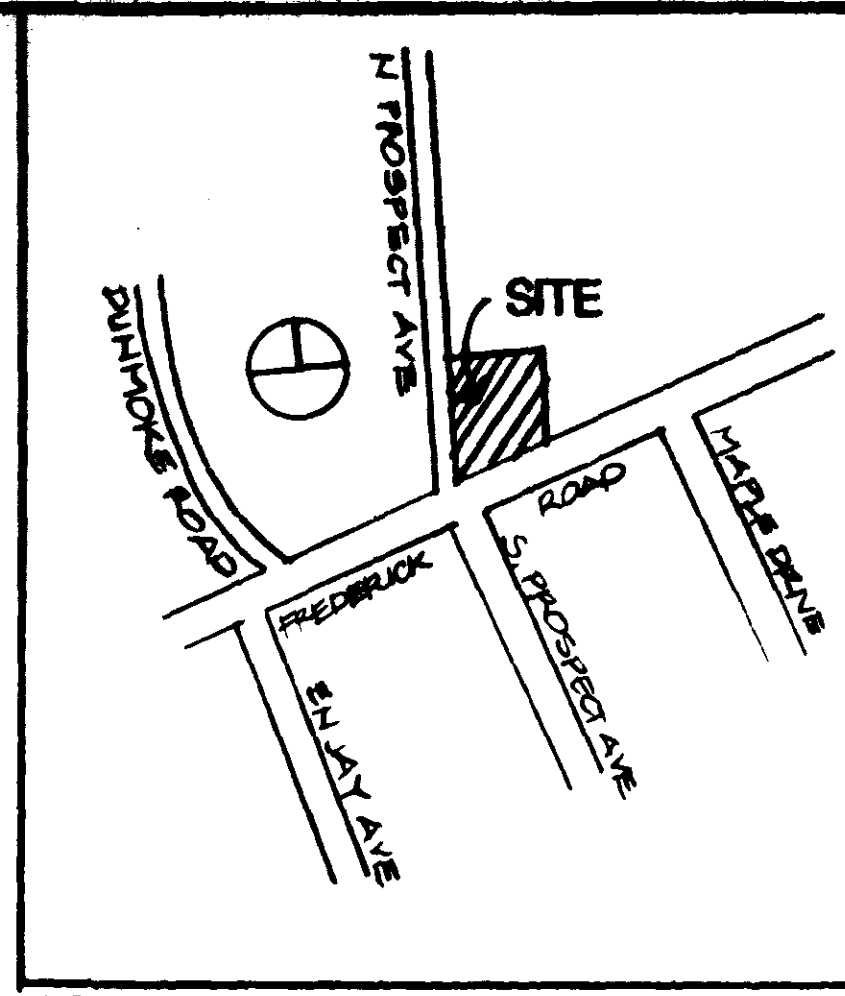
PARADISE MOTORS OF CATONSVILLE, INC.
MR. ERIC POLANSKY (OWNER)
6504 FREDERICK ROAD
BALTIMORE, MARYLAND 21228

410 788-1212

PLAN TO ACCOMPANY SPECIAL HEARING
6504 FREDERICK ROAD
BALTIMORE COUNTY, MARYLAND

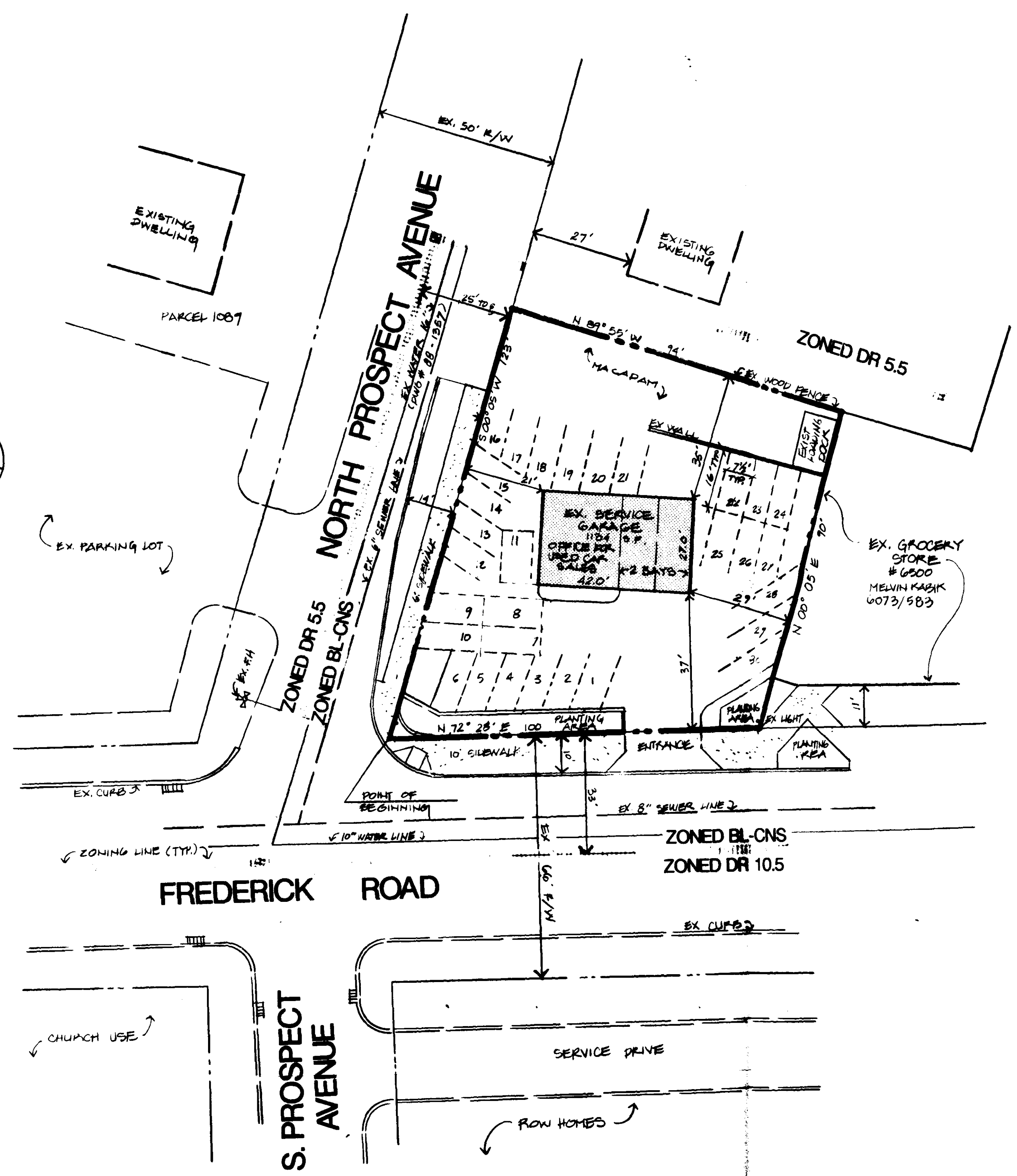
WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTHOUSE COMMONS
222 ROSLEY AVENUE, SUITE B-7
BALTIMORE, MARYLAND 21204
(410) 484-8511

DATE: JULY 1993
JOB NO: 93-47
SCALE: 1"=20'



PARADISE MOTORS OF CATONSVILLE, INC.
MR. ERIC POLANSKY (OWNER)
6504 FREDERICK ROAD
BALTIMORE, MARYLAND 21228
410 788-1212

VICINITY MAP 1"=200'



- NOTES:
- 1) ZONING:
EXISTING - BL-CNS
PROPOSED - BL-CNS
 - 2) LOT AREA:
NET - .23 ACRES (+/-) 10,018 SQ. FT. (+/-)
GROSS - 0.37 (+/-)
 - 3) EXISTING USE: AUTOMOTIVE SERVICE GARAGE AND USED CAR SALES
 - 4) PROPOSED USE: NO CHANGE
 - 5) BUILDING SETBACKS: NOT APPLICABLE - NO CHANGES, ALTERATIONS OR EXPANSIONS OF THE BUILDING ARE PROPOSED.
 - 6) BUILDING AREA: 1,134 SQ. FT. (27' X 42')
 - 7) PARKING:
REQUIRED - SERVICE GARAGE: 3.3/1000 = 3.7 = 4
USED CAR SALES: 1.0 = 1
TOTAL = 5
* PROVIDED - 2 SERVICE BAYS + 30 SPACES FOR OUTDOOR DISPLAY
* ALL DISPLAY SPACES ARE 7.5' WIDE BY 15' DEEP. THE USED CAR SALES IS LIMITED TO COMPACT CARS ONLY.
 - 8) UTILITIES:
SEWER - PUBLIC
WATER - PUBLIC
 - 9) SPECIAL HEARING: TO APPROVE A MODIFICATION TO THE APPROVED SITE PLAN IN CASE # 85-208X TO PERMIT ON-SITE PARKING FOR 10 AUTOMOBILES IN LIEU OF THE PREVIOUSLY PERMITTED 10 AUTOMOBILES.
 - 10) VARIANCE: NONE
 - 11) SPECIAL EXCEPTION: NONE
 - 12) ELECTION DISTRICT: 1
 - 13) COUNCILMANIC DISTRICT: 1
 - 14) CENSUS TRACT: 4006
 - 15) WATERSEED: 25
 - 16) SUBSEWERED: 71
 - 17) DEED REFERENCE: 8874/825
 - 18) PROPERTY ACCOUNT NO.: 0113200427
 - 19) TAX MAP 101, GRID 3, PARCEL 118
 - 20) FLOOR AREA RATIO:
MAXIMUM PERMITTED: 3.0
PROPOSED: 0.11
 - 21) HEIGHT OF BUILDING: 1
 - 22) MASS TRANSIT ADJUSTMENT: N/A
 - 23) NO CRITICAL AREAS EXIST ON SITE.
 - 24) HAZARDOUS MATERIALS ARE NOT STORED ON SITE.
 - 25) BARSITY OPEN SPACE: N/A
 - 26) SIGNS: NO FREE STANDING SIGNS ARE PART OF THIS APPLICATION.
 - 27) PREVIOUS COMMERCIAL PERMIT: # 1109-85
 - 28) PREVIOUS ZONING HEARINGS: A SPECIAL EXCEPTION WAS APPROVED FOR A SERVICE GARAGE (2 BAY) AND TO PERMIT USED CAR SALES (ON-SITE) FOR DISPLAY OF 10 AUTOMOBILES, APPROVED 2/15/85 BY BALTIMORE COUNTY BOARD OF APPEALS.

6504FRED, NOT

PLAN TO ACCOMPANY SPECIAL HEARING

6504 FREDERICK ROAD

BALTIMORE COUNTY, MARYLAND

WILLIAM MONK, INC
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
CONTOUR COMMONS
222 BOULEVARD, SUITE 67
BALTIMORE, MARYLAND 21204
(410) 941-1991

94.46.5PH

PROPERTY OUTLINE BASED ON PLAN
PREPARED BY HUDKINS ASSOCIATES, INC.
DATED MARCH 13, 1986.

